

**FACILITIES SUBCOMMITTEE MEETING**

MINUTES FROM Friday, April 1, 2022

**Present**

Debbie Flores  
Mark Good  
Paul Nadeau

Dan McAuliffe  
Anna O'Connor  
Linda Piceno

Aurelio Rodriguez

**MEETING CALLED TO ORDER:** 9:01 a.m.

1.

ITEM
A. Approval of minutes from March 4, 2022.
<p>MINUTES</p> <ul style="list-style-type: none"> <li>• Dr. Flores moved to approve. Mark seconded.</li> <li>• All in favor.</li> </ul>
B. <b>Time certain, 9 a.m.:</b> ForeFront Power
<p>MINUTES</p> <ul style="list-style-type: none"> <li>• Presenters from ForeFront Power and SPURR: Sam Zantzinger, Brian Taylor, Kevin Flanagan.</li> <li>• Solar team met with all principals and walked all sites to discuss proposed designs.</li> <li>• These designs were adjusted after the site meetings: <ul style="list-style-type: none"> <li>○ Rod Kelley ES's proposal moved to southern half of campus, based on site meetings and stakeholder feedback.</li> <li>○ Luigi ES has two versions based on the playground project. Architect has reviewed and approved both options. Panels will not be over parking lot or blacktop areas based on stakeholder feedback. Paul anticipates using option 2, with landscaping remaining under shade.</li> </ul> </li> <li>• Forecasted savings are \$4M over 20 years at the six sites.</li> <li>• GUSD and ForeFront secured legacy rates.</li> <li>• Dr. Flores will discuss this with the executive committee at its next meeting to see when it should go to the board. The initial plan would be informational item for April 12 and request for approval on May 19.</li> <li>• Construction is not feasible in summer 2022. The aim would be for summer 2023.</li> <li>• Next steps: Full updated to board, if necessary. Contract negotiation and board approval.</li> </ul>

**2. FACILITIES & NEW CONSTRUCTION (PAUL NADEAU)**

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Playground equipment and installation	Luigi Aprea ES	SPEC	\$507,905.36	General Fund
<p>MINUTES</p> <ul style="list-style-type: none"> <li>• Lots of stakeholder feedback was collected for this project to reach the proposed design.</li> </ul>				

<ul style="list-style-type: none"> <li>It will require a full review from the Division of the State Architect (DSA). It may require additional site improvements: lighting upgrades, drinking fountains adjustments. This review process could delay the project from the initial projection of summer construction.</li> <li>Mark requests more information about the contingency and bonding sections of the quote. Paul will research and provide update for Sunday report before next board meeting.</li> <li>Next steps: This item will go to the board for approval.</li> </ul>				
B. Inspector of Record fees	Luigi Aprea ES	Jerome Zalinski	\$3,000	General Fund
<p>MINUTES</p> <ul style="list-style-type: none"> <li>This is required part of the playground project. This fee includes two projects that haven't been closed out with DSA. This fee includes the closing out of those project as well as the playground project.</li> <li>Jerome Zalinski is the IOR for the South Valley MS.</li> </ul>				
C. Tree trimming at Miller Slough	MOTS yard/ Gilroy Prep School	Anderson Tree	\$49,500	RRM
<p>MINUTES</p> <ul style="list-style-type: none"> <li>This proposal is one of three for the same project. The other proposals are listed on items 2K and 3A on this agenda.</li> <li>The encampment has one last area that will be cleared out. Gilroy PD will provide security for the clean-up but needs dates so the department can plan ahead.</li> <li>The area needs clean up and tree-trimming work. The quotes received: <ul style="list-style-type: none"> <li>Item 2C: \$49,500 from Anderson Tree for tree work only.</li> <li>Item 2K: \$19,375 from Smith Tree Services for clean-up and tree work. This vendor works with an organization called Cheer to keep waterways clean and clear.</li> <li>Item 3A: \$110,521 from BOSCO for clean-up only.</li> </ul> </li> <li>The district should expect to need BOSCO to do some amount of work.</li> <li>Linda requests an update at the next committee meeting.</li> <li>Next steps: The committee approves to continue with Smith Tree Services (proposal in Item 2C). This will go to a ratification to the board so that the work can be done over spring break.</li> </ul>				
D. Demolition of condemned building <b>INFORMATION/ DISCUSSION ONLY</b>	Gilroy Prep School	N/A	N/A	Measure E
<p>MINUTES</p> <ul style="list-style-type: none"> <li>This is for the demolition of the old I.T. building near Gilroy Prep and South Valley MS.</li> <li>Staff would like to gather bids but leveraging the demo crew already at South Valley MS may be the most cost effective.</li> <li>Next steps: Paul will start to solicit bids to present to the board.</li> </ul>				
E. Special Inspections for Phase 2/Increment 2	South Valley MS	Earth Systems, Inc.	\$413,143	Measure E

## MINUTES

- Required special inspections for admin building and gym.
- Next steps: This will go to the board for approval.

F. Inspector of Record fee increase	South Valley MS	Jerome Zalinski	\$225,000	Measure E
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## MINUTES

- Zaliniski is proposing fee increase because of type of buildings that are part of the project and that the project has been split into two projects.
- Paul recommends renegotiation of his proposals.
- Next steps: Paul will work with legal to renegotiate the proposal. He will update committee next month.

G. Moving services	South Valley MS	Hollister Moving & Storage	\$62,000	Measure E
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## MINUTES

- This proposal moves classroom materials into the gym for summer while old buildings are demolished. It includes the moving materials and supplies to new classrooms at the end of the summer.
- This includes a \$12K contingency for things that may come up during the move.
- Price is similar to Brownell MS move.
- Next steps: This will go to the board for approval.

H. SCCOE day care and playground installation <b>INFORMATION ONLY</b>	SCCOE @ Glen View ES	SCCOE	N/A	N/A
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## MINUTES

- SCCOE will be replacing a parking lot, playground and rehabbing a building on corner of Hanna and 8<sup>th</sup>
- This is opposite where a new building is being put in on Hanna and 9<sup>th</sup>.

I. Division of the State Architect (DSA) closeout	Brownell MS	DSA	\$95,986.54	Measure E
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## MINUTES

- Last invoice for Brownell MS closeouts. It is less than the \$175K that was budgeted for this.
- Next steps: This will go to the board for approval.

J. Roofing project of 2022	Gilroy HS	Brazos Urethane Inc.	\$1,955,934	Deferred Maintenance
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## MINUTES

- Brazos' bid includes a 10% contingency.
- This was a full bid-out project. Mark would like to other bids listed in the board briefing.
- If approved, this project is scheduled for summer.
- The project will be a tear-off and replace of roofs on academic and administration buildings.

<ul style="list-style-type: none"> <li>Next steps: This will go to the board for approval.</li> </ul>				
K. Tree trimming and clean up	MOTS yard/ Gilroy Prep School	Smith Tree Specialists, Inc.	\$19,375	RRM
<p>MINUTES</p> <ul style="list-style-type: none"> <li>See minutes for Item 2C.</li> </ul>				
L. Prop. 51 application	Gilroy Prep School	N/A	N/A	N/A
<p>MINUTES</p> <ul style="list-style-type: none"> <li>GPS would like submit a Prop. 51 application to: <ul style="list-style-type: none"> <li>Update parking lot.</li> <li>Renovate old athletic field.</li> <li>Replace asphalt on playground.</li> <li>Add four classrooms and a library building.</li> </ul> </li> <li>Prop. 51 would fund 50% of cost. Navigator would have to seek loans to fund other 50%.</li> <li>Dr. Flores would like legal to review implications if charter isn't renewed in the future, etc. Mark would like this analysis in writing.</li> <li>The application is due June 3, 2022.</li> <li>Dr. Flores recommends that Navigator provide information to board on April 21 meeting.</li> <li>Next steps: The committee agrees that Navigator present an informational item to the board on April 21. The district will work with legal team to review.</li> </ul>				

### 3. MAINTENANCE (DAN MCAULIFFE)

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Homeless encampment clean-up	South Valley MS /MOTS yard/ Gilroy Prep School	BOSCO	Not to exceed \$110,521	RRM
<p>MINUTES</p> <ul style="list-style-type: none"> <li>See minutes for Item 2C.</li> </ul>				
B. Pool lane touchpads	Christopher HS	Colorado Time Systems	\$6,802.24	RRM
<p>MINUTES</p> <ul style="list-style-type: none"> <li>Two touchpads were approved before pandemic.</li> <li>This is for four additional ones because the existing are failing.</li> <li>Next steps: This will go to the board for approval.</li> </ul>				
C. Pool chemical controller	Christopher HS	Knorr Systems	\$42,070.15	RRM

## MINUTES

- It has been difficult to get competitive bids for this project.
- Dan recommends taking this to board soon because it is being controlled manually and may fail.
- Mark would like to get the City of Gilroy's cost contribution in writing to include in board item.
- Next steps: This will go to the board for approval.

D. Tree work	Luigi Aprea ES	Anderson's Tree Care	\$47,314	RRM
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## MINUTES

- Two proposals are for two areas of concern:
  - High hazard is urgent: A split tree that need to resolved. \$16K of the \$47,314 quote amount.
  - The rest of the bid is for maintenance work that isn't as urgent. Dan would like to get additional bids for this part of the project.
- Also, committee should expect quotes for tree work at Gilroy HS and El Roble ES in next few months.
- Next steps: The high hazard part of the proposal will be done over the break.

E. Lighting studio proposal <b>INFORMATION ONLY</b>	Gilroy HS H-1	TBD	TBD	TBD
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## MINUTES

- Dan will connect with Principal Kapaku next week to get more information about a proposal to do work in the old photography dark room at Gilroy HS.
- Next steps: Dan will meet with Principal Kapaku to find out more details.

F. Kindergarten playground repair	Glen View ES	Miracle	\$9,012.39	RRM
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## MINUTES

- Rope structure needs to be replaced. This structure is six or seven years old.
- Miracle will inspect district playgrounds soon.
- Next steps: This will go to the board for approval.

G. Weed abatement with Sheep/goats	Club Drive property	Living Systems Land Management	\$16,000	RRM
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## MINUTES

- Staff has cleaned up as much as possible with a tractor on this 16-acre property.
- Prices have gone up substantially for this service. It was about \$9K-\$10K the last time the District used these services.
- Mark would like the district to consider alternatives in the future.
- Paul recommends the site be leveled and compacted after South Valley MS project is done.
- Next steps: This will go to the board for approval.

H. Gym floor work <b>INFORMATION/ DISCUSSION ONLY</b>	Christopher HS & Solorsano MS	CHS Main CSF \$7,650 CHS Aux HY\$6,013 CSF \$6,440 ASMS HY\$37,573	TBD	RRM CHS auxiliary gym and ASMS gym 50% shared with COG
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MINUTES

- These prices are from the only two viable floor refinishers in the Bay Area.
- The City of Gilroy is responsible for 50% of the costs for the Christopher HS auxiliary gym and Solorsano MS gym. Dan will get this in writing before this goes to the board.
- Dan recommends: Coastal Flooring for Christopher HS and HY Flooring for Solorsano MS.
- Next steps: This will go to the board for approval.

I. Woodshop planer request <b>INFORMATION ONLY</b>	Christopher HS	TBD	TBD	RRM
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MINUTES

- A new \$20K planer was removed from the school woodshop because it was inappropriate for high school students.
- The program teacher would like to replace the existing Delta planer with a new one that is more age-appropriate.
- Proposal one: Fixing the existing Delta planer. No longer made but parts are available. The only serviceperson for this planer is in Fresno and charges for travel time as well as maintenance fee of \$100/hour. This would be about \$2,500 for the initial fix.
- Proposal two: Buy a new, smaller Powermatic planer for \$6,600. Christopher would pay out of site funds. This machine could be serviced by Bay Area-based Powermatic dealers.
- Next steps: The committee approves the purchase of the new Powermatic planer. If it comes out of the maintenance budget, this will go to the board for approval.

4. FISCAL (ANNA O'CONNOR)

ITEM	SITE
A. Facility project history	All

MINUTES

- Anna will prepare and present this every quarter for the committee to track projects.
- Mark would like this added to website.

5. SAFETY AND SECURITY (AURELIO RODRIGUEZ)

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Camera system replacement and installations	Various sites ** See below for	QoVo	Total estimate: \$561,449.90	Fund 35 (proposed)

INFORMATION/ DISCUSSION ITEM	<i>quote details by site/type</i>			
<b>** Quote details, by site and type:</b>				
	Gilroy HS: System replacement		\$166,233.83	
	Las Animas ES: System replacement		\$61,153.67	
	Eliot ES: System replacement		\$66,939.33	
	Mt. Madonna HS: System replacement		\$29,695.29	
	Glen View ES: New system install		\$48,240.73	
	Luigi Aprea ES: New system install		\$63,874.35	
	Rod Kelley ES: New system install		\$72,792.11	
	El Roble ES: New system install		\$52,520.59	

**MINUTES**

- Cameras are starting to fail at district sites. The existing cameras are no longer made so parts are not available. Mt. Madonna's system is offline.
- The proposed new systems are cloud-based, accessible off site.
- The proposed funding is Fund 35, which holds the state matching funds. The fund has enough to cover this proposed project.
- Because of the potential cost, this project has to go out to bid.
- Aurelio also will get quotes for GECA and Rucker ES.
- A project this size will not be done over the summer. The sites with most dire needs will be prioritized.
- Next steps: Aurelio and Maribel will work to take this to bid.

**MEETING ADJOURNED:** 11:06 a.m.**NEXT MEETING:** 9 A.M. FRIDAY, May 6, 2022